

**Public Hearing Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: November 6, 2003 at 7:00 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

Agenda for the City Planning Board Public **Hearing** to be held at **7:00** p.m. on
Thursday, November 6th with a **Limited Business Meeting** to follow in the
Aldermanic Chambers, third floor, City Hall, One City Hall Plaza
(Note: If you will not be able to attend the meeting, please notify Planning Dept.)

A. PUBLIC HEARINGS:

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is recommended by the staff that the Planning Board accept the applications and conduct a Public Hearing.

A motion would be in order to accept the applications.

I. Subdivision & Site Plan Applications: (See Enclosed)

1. S-11-2003 Property located at 241 Vinton Street, an application for subdivision of property to create one (1) new single family building lot – David W. Houle
Public Hearing: 11/6/2003
Deadline for Action: 01/08/2004
2. S-34-2003 Property located at 656 S. Mammoth Road, 79 Grove Avenue & Maple Lane (TM 863, Lot 30), an application for subdivision and consolidation of property to create two (2) single family building lots – Robert Demers
Public Hearing: 11/6/2003
Deadline for Action: 01/08/2004
3. S-36-2003 Property located at 39 Eve Street, an application for subdivision of property to create one (1) new single family building lot – George & Carol McNamara
Public Hearing: 11/6/2003
Deadline for Action: 01/08/2004
4. S-37-2003 Property located at 982 Hanover Street & 30 Pennsylvania Avenue, an application to subdivide and consolidate property, without creating a new building lot - William & Barbara Kasper, and Frederick Samara
Public Hearing: 11/6/2003

Deadline for Action: 01/08/2004

5. S-38-2003 Property located at 1118 Page Street (TM245, Lots 1, 1A & 9 and TM 246, Lot 4), an application to consolidate parcels and subdivide into four (4) single family building lots – Estate of Robert Proulx
Public Hearing: 11/06/2003
Deadline for Action: 01/08/2004

6. SP-21-2003 PD-12-2003 Property located at 25 Brook Street & 15-19 Temple Court, an application for approval to construct a third building containing 8 dwelling units, and convert existing buildings to residential units resulting in a total of thirty-three (33) dwelling units - Renaissance 7 Limited Partnership
Public Hearing: 10/9/2003
Public Hearing Continued: 11/06/2003
Deadline for Action: 12/04/2003

7. SP-22-2003 PD-13-2003 Property located at 845 Mammoth Road, an application for approval to create a “planned development”, and for site plan approval for the construction of a ten (10) unit multiple family building on a lot containing four (4) dwelling units – Fourth Street Realty, Inc.
Public Hearing: 10/9/2003
Public Hearing Continued: 11/06/2003
Deadline for Action: 12/04/2003

8. SP-24-2003 Property located at 25 Union Street, an application for site plan approval for the construction of a two (2) story 27,960 sq. ft. building to be used by a retail/ wholesale mechanical supplier – F. W. Webb Company
Public Hearing: 11/06/2003
Deadline for Action: 01/08/2004

B. LIMITED BUSINESS MEETING: (Regulatory Matters}

[Current Matters]

9. S-17'-2003 Property located at 820 Wellington Road, an application to subdivide property to create a total of nine (9) lots (8 single family building lots) and consolidate land with adjacent lot – NHB & Remodelers for Edgar Lavallee
Public Hearing: 07/10/2003
Deadline for Action: 12/04/2003(Extended)[Recommendation Enclosed]

10. S-11-2003 Property located at 241 Vinton Street, an application for subdivision of property to create one (1) new single family building lot – David W. Houle
Public Hearing: 11/6/2003
Deadline for Action: 01/08/2004 [Recommendation Enclosed]

11. S-34-2003 Property located at 656 S. Mammoth Road, 79 Grove Avenue & Maple Lane (TM 863, Lot 30), an application for subdivision and consolidation of property to create two (2) single family building lots – Robert Demers
Public Hearing: 11/6/2003
Deadline for Action: 01/08/2004 [Recommendation Enclosed]
12. S-36-2003 Property located at 39 Eve Street, an application for subdivision of property to create one (1) new single family building lot – George & Carol McNamara
Public Hearing: 11/6/2003
Deadline for Action: 01/08/2004 [Recommendation Enclosed]
13. S-37-2003 Property located at 982 Hanover Street & 30 Pennsylvania Avenue, an application to subdivide and consolidate property, without creating a new building lot - William & Barbara Kasper, and Frederick Samara
Public Hearing: 11/6/2003
Deadline for Action: 01/08/2004 [Recommendation Enclosed]

II. Other Business Items.

14. Application by Karen and Michael Cannella for voluntary merger of three (3) contiguous parcels at 35 Pine Lane, Tax Map 506 Lots 17 and 17B and Tax Map 863 Lot 21. **M-19-2003**
15. Application by TANA Properties Limited Partnership for voluntary merger of two (2) contiguous parcels (11 tracts) at 490 Valley Street (office building) and 317 Lincoln Street (Manchester Shopping Center), Tax Map 43A, Lot 1 and Lot 1-1 (1B through 1J). **M-5-2003**
16. Request by Pierre Bouchard for discussion of concept plan for property located at 721 Mammoth Road.
17. Continuation of discussion of items related to the “Zoning Lookback”.

III. Such Other Items as Board Members may wish to introduce.